



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 5, 2022
2207-PUD-13
Exhibit 1

Docket Number: 2207-PUD-13 (Ordinance No. 22-29)

Petitioner: 191st Land Acquisition, LLC

Request: An amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, modify the proposed Park/Trail Head District standards, and replace the district map and site plan.

Current Zoning: Woods Robinson Briggs PUD District, as amended (Ord. 21-10)

Current Land Use: Vacant

Acreage: 162 acres +/-

Exhibits:

1. Staff Report
2. Project Narrative
3. Location Map
4. Draft Ord. 22-29
5. Concept Plan
6. District Plan
7. Park Plan
8. Water Feature Exhibit
9. Neighborhood Meeting Summary
10. 191st St. / Grand Park Blvd. Roundabout Concept Exhibit

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This petition was introduced at the June 13th, 2022 City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighbor meeting on June 28, 2022. A summary this meeting has provided by the petitioner and included as Exhibit 9. The petition is scheduled for a public hearing at the July 5th, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

This filed petition is related to the following previous applications associated with the subject real estate.

- 03/22/2021
 - o Real estate incorporated into Woods Robinson Briggs PUD Zoning District
 - o Docket No. 2103-PUD-10 / Zoning Ordinance 21-10
- 05/09/2022
 - o PUD Amendment I approved by Council
 - o Docket No. 2203-PUD-06 / Zoning Ordinance 22-05

PROJECT OVERVIEW

Location: The subject real estate is approximately 157.53 acres +/- in size and is located on the north side of 191st St., west of the Monon Trail, north of Grand Park Blvd. (see **Exhibit 3**).

Project Description: The petitioner is requesting an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, modify the proposed Park/Trail Head District standards, and replace the district map and site plan with updated versions.

ORDINANCE DETAILS

Real Estate:

The original PUD contained approximately 157.53 acres +/- of real estate. The proposed amendment would add 4.54 acres +/- of real estate to the Woods Robinson Briggs PUD. The additional real estate is currently zoned AG-SF1 – Agriculture / Single-family Rural District. Please see **Exhibit 3** outlining the contextual location of the real estate to be added to the Woods Robinson Briggs PUD.

The proposed amendment includes an additional legal description (see Exhibit B of the PUD Amendment) that outlines the real estate to be added to the Woods Robinson Briggs PUD.

District Plan:

The original PUD District Plan outlined district assignments for the real estate located within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original District Plan with a revised District Plan that integrates the additional 4.54 acres +/- of real estate as shown on **Exhibit 6**.

The proposed PUD amendment would assign the additional 4.54 acres +/- of real estate to be located within District 1 which is identified as the Commercial District.

General Regulations:

District 1 –

The original PUD included language requiring a centrally located water feature; character exhibits specifically showed a large water fountain. The proposed PUD amendment would modify these regulations by revising the design of the District 1 water feature which also modifies some buildings' orientation. The proposed PUD amendment would replace the original Concept Plans with an updated Concept Plan as shown on **Exhibit 5** in order to capture the proposed modifications.

The proposed PUD Amendment requires the water feature to be developed in substantial compliance with the character exhibit as shown on **Exhibit 8**. The revised water featured

character exhibit (see **Exhibit 8**) would replace the character exhibits of water features in the original PUD Ordinance.

District 2 –

The original PUD included General Regulations associated with the Park / Trail Head District. The proposed PUD Amendment would replace these General Regulations with revised text that details the following modifications below:

- Revision of text:
 - o stating the park “shall” serve as a trail head of the Monon Trail, in lieu of “anticipated to” serve as a trail head of the Monon Trail
 - o stating the park “shall” be developed as a nature-focused park/ recreation area available to the public
 - o revising amenities such as WIFI and play spaces for adults, teens, and children
- Addition of text:
 - o permitting amenities and features commonly related to a passive park use as determined by the Director of the Community Development Department

The proposed PUD Amendment also requires the park to be development in substantial compliance with the “Park Plan” as shown on **Exhibit 7**.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Council Introduction: The petition was introduced at the June 13, 2022, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 5, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the July 5, 2022 Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commissions' further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov